



City of Wheatland

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PLANNING COMMISSION MEETING STAFF REPORT

Date: November 3, 2009
Agenda Item: Public Hearing

Subject: Public Hearing to Consider Amending the recently adopted Planned Development (PD) Zoning District, Chapter 18.51 of the Wheatland Zoning Ordinance.

Prepared by: Tim Raney, Community Development Director

Recommendation

Recommend to City Council amending the Planned Development Zoning District, Chapter 18.51 of the Wheatland Zoning Ordinance.

Discussion

Background

On September 28, 2008, after recommendation by the Planning Commission, the City Council adopted a revised Planned Development (PD) Ordinance, creating an entirely new PD Zoning District, and repealing the existing Section 18.51 of the Wheatland Zoning Ordinance. The Planned Development zone adopted in September 2008, currently allows development applicants the flexibility to develop zoning standards unique to their project, depending on special considerations, including housing affordability objectives, unique design constraints, and other specialized circumstances. The PD Zone must conform to the General Plan, and is subject to full review and recommendation by the Planning Commission, and final approval by the City Council.

Analysis

Adoption of the proposed revisions to the PD Zone (see Exhibit 1) will result primarily in the creation of a two-stage planned development approval process; Stage 1 involves approval of a preliminary development proposal, and Stage 2 involves approval of a more fully developed proposal. An application for a PD Zone is required to fully and comprehensively describe the proposal and must include a Phasing Plan, Master Landscaping Plan, a Statement of General Plan and Specific Plan (if applicable) consistency, and detailed maps and illustrations/photos, in addition to a complete written description of proposed uses, and any other information deemed necessary by the Community Development Director. Administrative changes to the PD zone are allowed to be approved at the discretion of the CDD.

As noted in Exhibit 1, the proposed Zoning Code Amendment is exempt from CEQA because it can be seen with certainty that this Council action will not have a significant effect on the environment.

Alternatives

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| Alternative 1) | Decide not to recommend to the City Council approval of the amendments to the PD Ordinance. |
| Alternative 2) | Direct staff to make additional revisions to the PD Ordinance. |
| Alternative 3) | Continuation of the request. |

Recommendation

Based on the information contained in the staff report, staff recommends that the Planning Commission take the following actions:

- Recommend to City Council amending the Planned Development (PD) Zoning District, Chapter 18.51 of the Wheatland Zoning Ordinance.

Exhibits

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| Exhibit 1 | Revised Chapter 18.51 of the Wheatland Zoning Code |
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